

ZONING CASE # Z2017127 CD (Council District 7) – May 2, 2017

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff recommends Approval with Conditions.

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, and 6 returned in opposition. Staff stated there 45 people in the area in opposition.

Primrose Gamage, applicant, stated the property was previously re-zoned to “Commercial” for a small appliance store. The applicant stated the business is not changing, only adding the “CD” to permit outside storage of the store’s appliances on the rear of the property.

The following citizens appeared to speak:

Susan Hetherington Lloyd, spoke in opposition.

Mark Howsman, spoke in opposition.

Carolyn Finethy, spoke in opposition.

Milton Finethy, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner Head to recommend Approval with the following conditions:

1. A six foot solid screen fence is required around the outside storage of the appliances, which is limited to 1000 square feet, and any fencing is required that abuts residential property and /or land uses.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
4. The storage of the appliances is confined to 1000sqft. in the back of the building of the property.
5. Outside display is allowed and limited to 200 square feet in front of the building.

AYES: Romero, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix

NAY: Garcia

THE MOTION CARRIED